

Wildflower Homeowners Association
Minutes of Board of Directors Teleconference Meeting
January 30, 2014
6:00 pm

The Board of Directors met via telephonic conference call. Notice of the meeting had been advertised and posted, and an agenda had been prepared for the meeting.

Three board members were in attendance at 6.00 pm: Gail Otter, President, Terry Reimer, Treasurer, and Andy Lazzaretto, Secretary. Board members Alisa Powell and Tracie Neal were not able to attend the meeting.

President Gail Otter opened the meeting and stated that the agenda had been provided to the Board and welcomed, Shane Galbraith, Jennifer Lanners, and Steve Schwind to the meeting.

Gail opened the meeting and said Donald Doveatt the owner of Unit 13 was very happy with the Board taking quick action to solve the back-up problem. The Board previously approved taking emergency action in early January because a blockage occurred in one of the main sewer lines causing a back-up that flooded Unit 13. The Board approved funds to cover emergency clean-up of the unit and eventual replacement of the carpet.

The Board discussed why the backup occurred and what could be done to recover costs if any. Following discussion, no further action was taken by the Board.

The Secretary advised the Board that a set of Rules and Regulations had been drafted and are available for review. Discussion followed regarding if the new Rules have to be approved by the owners. The Board agreed to review the draft Rules and the President asked that the draft Rules be sent to Shane, Jennifer and Steve. It was agreed that copies would be distributed to those in attendance at the Annual Budget meeting which will take place in February.

The Board discussed the impact of the fireplace ordinance and the options of undertaking the responsibility on behalf of the owners of Wildflower. Everyone agreed that it would be a complicated undertaking, and could be very expensive and involved. Research by the Board members shows that the only way to do such a project would be to make the fireplaces part of the Common Area; which is the way that Mammoth Creek HOA did a similar project. During the discussion it was clear that the Board is not in favor of taking such a step.

Following this discussion the Board unanimously agreed that having the Wildflower HOA take responsibility for bringing the fireplaces into compliance with the city of Mammoth Lakes ordinance requirements is not something the Board wants to pursue. The Board agreed that this conclusion will be mentioned at the budget meeting in February and the Annual meeting in September.

A general discussion about the capital projects for the coming year ensued:

- The Board thoroughly discussed the options on the painting which will be done this year: eaves, doors, windows, fascia, stairs, etc. Cost will be approximately \$100,000. Shane and Steve were asked to get three bids if possible.
- Concrete work which still remains to be done throughout Wildflower.
- Drainage problems and concrete in the Pool area. Shane reported that he discussed how to best install a drain and replace concrete with a contractor; he estimated that the cost would be around \$6,800.

- Landscaping and upgrading the sprinkler system is a priority for several reasons so \$10,000 should be placed in the budget this year and used. The Board discussed the status of the water related report from Earl Henderson and pros of doing landscaping etc.
- Sweeping of the chimneys. Based on bids received the Board agreed to use Angelo's for this work and to charge pellet stove owners \$25 extra. Shane and Jennifer were asked to find out how many pellet stoves are in Wildflower. Steve will compose and send out a letter to the owners of pellet stoves telling of the extra charge.
- Discussed insurance coverage and what is covered and what is required.

Gail suggested that homeowners' contact information needs to be updated in case of emergency. Gail has drafted up a form letter to go out with the next HOA dues bill. The Board agreed that this be done and that email contact information be requested and included

At 7:50 Shane, Jennifer, and Steve were excused and the Board went into closed session to discuss delinquent dues issues. The Board returned to open session at 8:05 with nothing to report.

The Board discussed the agenda for the February 22nd Annual Budget meeting. President Gail agreed to prepare the agenda. The Board decided to assemble at 8:00 am in Executive Session at the Airtel Hotel; Steve Schwind will join the discussion at 8:30 am; and the General meeting will start at 9:00 am.

There being no further business, the meeting adjourned at 8:10pm.

APPROVED BY THE BOARD ON March 5, 2014